070.0	0001	0013.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	719,700 /	719,700
					USE VALUE:	719,700 /	719,700
					ASSESSED:	719,700 /	719,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
83		STOWECROFT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SULLIVAN MYLES J & MAUREEN H
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	83 STOWECROFT RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SULLIVAN MYLES J/MAUREEN H -
Owner 2:	TRS/SULLIVAN TRUST -
Street 1:	83 STOWECROFT RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .173 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1958, having primarily Wood Shingle Exterior and 1721 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7531.000	267,500		452,200	719,700
Total Card	0.173	267,500		452,200	719,700
Total Parcel	0.173	267,500		452,200	719,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 418.19 | /Parcel: 418.19

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 44721

GIS Ref

GIS Ref

Insp Date 10/08/18

!5991!

PREVIOUS ASSESSMENT

Parcel ID 070.0-0001-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	267,500	0	7,531.	452,200	719,700		Year end	12/23/2021
2021	101	FV	258,300	0	7,531.	452,200	710,500		Year End Roll	12/10/2020
2020	101	FV	258,300	0	7,531.	452,200	710,500	710,500	Year End Roll	12/18/2019
2019	101	FV	213,400	0	7,531.	419,900	633,300	633,300	Year End Roll	1/3/2019
2018	101	FV	213,400	0	7,531.	419,900	633,300	633,300	Year End Roll	12/20/2017
2017	101	FV	213,400	0	7,531.	368,200	581,600	581,600	Year End Roll	1/3/2017
2016	101	FV	213,400	0	7,531.	335,900	549,300	549,300	Year End	1/4/2016
2015	101	FV	200,200	0	7,531.	297,100	497,300	497,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:07:14

LAST REV

Date	Time
06/05/19	14:54:19
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5991

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SULLIVAN MYLES	72545-575	1	5/2/2019	Convenience	1	No	No		
SULLIVAN MYLES	47802-409		7/14/2006	Family	1	No	No		
	15499-38		3/1/1984		97,000	No	No		N

USER DEFINED

Prior Id # 1:	44721
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/8/2018	MEAS&NOTICE	HS	Hanne S
4/7/2009	Meas/Inspect	163	PATRIOT
10/8/1999	Meas/Inspect	263	PATRIOT
7/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7531		Sq. Ft.	Site		0	70.	0.86	12									452,154						452,200	

Total AC/HA: 0.17289 | Total SF/SM: 7531 | Parcel LUC: 101 One Family | Prime NB Desc ARLINGTON | Total: 452,154 | Spl Credit | Total: 452,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.26011038
Const Adj.:	0.99989998
Adj $ / SQ:	138.598
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	363412
Depreciation:	95941
Depreciated Total:	267471

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

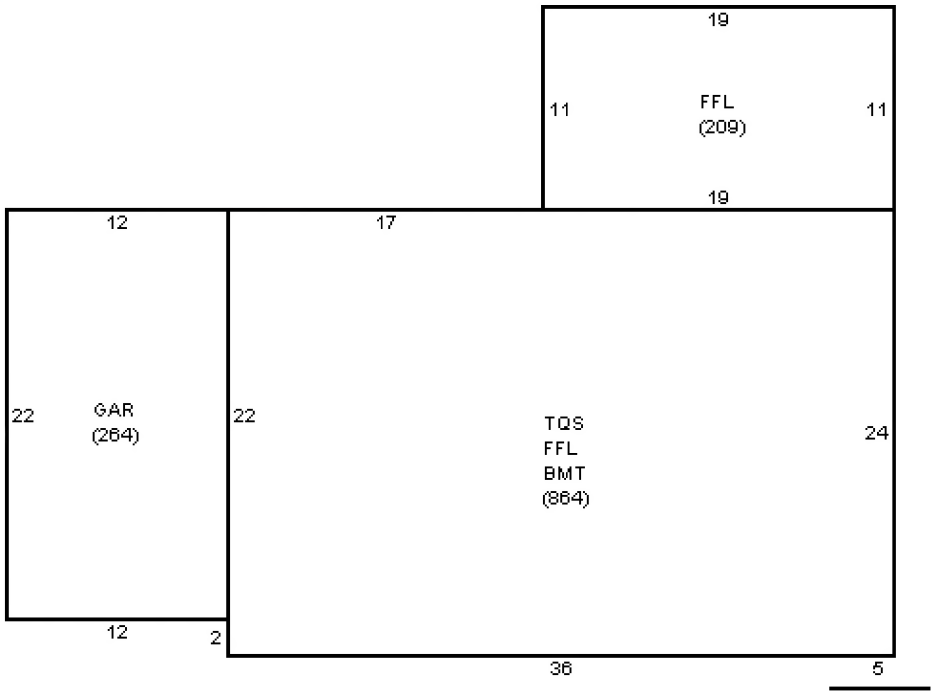
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	138.60
Special Features:	0	Val/Su Net:	93.89
Final Total:	267500	Val/Su SzAd	155.43

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,073	138.600	148,716
BMT	Basement	864	41.580	35,925
TQS	3/4 Story	648	138.600	89,812
GAR	Garage	264	24.470	6,459

Net Sketched Area:	2,849			Total:	280,912
Size Ad	1721	Gross Area	3065	FinArea	1721

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

070.0-0001-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2008	0.00	T	8.8	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	